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0021091121

215/0070 45 001 Page 1 of 3

2002-10-04 09:32:04

Cook County Recorder

50.00

Mail to: Brian A. Burak
Attorney at Law
820 Church St., suite 200
Evanston, IL 60201



0021091121

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THE GRANTOR FIRST BANK UNION NATIONAL BANK OF DELAWARE, a corporation created and existing under and by virtue of the laws of the state of Delaware, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to IVAN MARIDUENA the real estate situated in the County of COOK, State of Illinois, to wit;

LOT 29 IN BLOCK 2 IN BUHMANN'S SUBDIVISION OF BLOCKS 1, 2, 13 AND 14 IN FERNWOOD BEING A RESUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general taxes not due and payable at the time of closing; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underline the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements.

Commonly known as 9949 SOUTH PERRY AVENUE, CHICAGO, IL 60628

PIN 25-09-406-016-0000

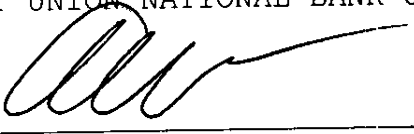
BOX 333-CTI

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TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, this 13 day of September, 2002.

FIRST UNION NATIONAL BANK OF DELAWARE

by 

William Shuey
Assi. Vice President



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STATE OF ILLINOIS

STATE TAX

SEP. 27. 02

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000037586

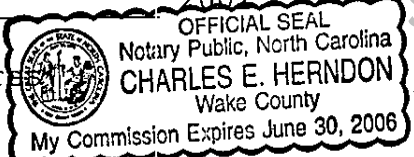
REAL ESTATE TRANSFER TAX
0004700
FP 102808

State of North Carolina)
 County of Wake)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that William Shuey personally known to me to be the Assi. Vice President of FIRST UNION NATIONAL BANK OF DELAWARE and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and severally acknowledged that as such he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of Sept 2002

Commission expires Sept 2002

 Charles E. Herndon
 Notary Public
 Wake County
 My Commission Expires June 30, 2006

Notary Public

This instrument prepared by Mary F. Murray, 6223 N. Navajo, Chicago, Illinois.

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

SEP. 27. 02

REVENUE STAMP

0000037308

REAL ESTATE TRANSFER TAX
0002350
FP 102802

CITY OF CHICAGO

CITY TAX

SEP. 27. 02

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

0000018856

REAL ESTATE TRANSFER TAX
0035250
FP 102805

21091121

~~AFFIDAVIT OF TITLE~~